

THANH THANH JOINT STOCK COMPANY
REVIEWED INTERIM FINANCIAL STATEMENTS

For the period ended 30 June 2026

Dong Nai, August 2026

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THANH THANH JOINT STOCK COMPANY

Street No. 1, Bien Hoa 1 Industrial Park, Tran Bien Ward, Dong Nai City

STATEMENT OF THE BOARD OF GENERAL DIRECTORS

The Board of General Directors of Thanh Thanh Joint Stock Company presents this report together with the Company's reviewed interim financial statements for the period ended 30 June 2026.

THE COMPANY

Thanh Thanh Joint Stock Company (hereinafter referred to as the "Company") is a company formed through the equitization process of a state-owned enterprise, which used to be Thanh Thanh Ceramic Tile Company - Member unit of Building Materials Company No. 1 under Decision No. 1706/QD-BXD dated 22 December 2003 of the Minister of Construction.

The Company was granted the Enterprise Registration Certificate Joint Stock Company No. 3600665643 dated 02 January 2004 by the Dong Nai Province Department of Planning and Investment (now the Department of Finance of Dong Nai City) changed for the 12th time dated 29 December 2020.

English name: THANH THANH JOINT-STOCK COMPANY.

Abbreviated Company name: TTC.

The charter capital as stipulated in the Business Registration Certificate amended on the twelfth on 29 December 2020 is VND 59,923,480,000 (*in words: Fifty nine billion, nine hundred and twenty-three million, four hundred and eighty thousand Vietnamese Dongs*).

The Company's shares are approved to be publicly traded in HNX with the stock code: TTC.

The Company's headquarter is located on Street No. 1, Bien Hoa 1 Industrial Park, Tran Bien Ward, Dong Nai Province.

BOARDS OF MANAGEMENT, SUPERVISORS, AND GENERAL DIRECTORS

Members of the Boards of Management, Supervisors, General Directors who held the Company during the year and at the date of this report are as follows:

Board of Management

Mr.	Cao Truong Thu	Chairman
Mr.	Tran Hung Luong	Member
Mr.	Pham Viet Thang	Member
Mr.	Nguyen Thanh Ha	Member
Ms.	Vo Thi Thu Thuy	Member

Board of Supervisors

Mr.	Dao Quang Son	Head of the Board
Mr.	Le Nguyen Quoc Trung	Member

Board of General Directors

Mr.	Tran Hung Luong	General Director
Mr.	Tran Hung Du	Deputy General Director
Ms.	Vo Thi Thu Thuy	Deputy General Director

STATEMENT OF THE BOARD OF GENERAL DIRECTORS (CONTINUED)

SUBSEQUENT EVENTS

According to the Board of General Directors, in all material respects, there have been no other significant events occurring after the Statement of Financial Position date, affecting the financial position and operation of the Company which would require adjustments to or disclosures to be made in the interim financial statements for the period ended 30 June 2026.

AUDITORS

The Company's interim financial statements for the period ended 30 June 2026 have been reviewed by CPA VIETNAM Auditing Company limited - An Independent Member Firm of INPACT.

RESPONSIBILITY OF THE BOARD OF GENERAL DIRECTORS

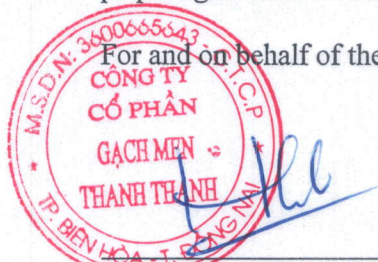
The Company's Board of General Directors is responsible for preparing the interim financial statements, which give a true and fair view of the financial position of the Company as at 30 June 2026 as well as of its interim financial performance and cash flows for the period then ended, complying with Vietnamese Standards on Accounting, Vietnamese Accounting System and relevant regulations in preparation and disclosure of financial statements. In preparing these financial statements, the Board of General Directors is required to:

- Select appropriate accounting policies and apply them consistently;
- Make judgments and estimates prudently;
- State clearly whether the Accounting Standards applied to the Corporation are followed or not, and all the material differences from these standards are disclosed and explained in the interim financial statements;
- Design and implement effectively the internal control system in order to ensure that the preparation and presentation of the interim financial statements are free from material misstatements due to frauds or errors;
- Prepare the interim financial statements of the Company on the going-concern basis, except for the cases that the going-concern assumption is considered inappropriate.

The Board of General Directors is responsible for ensuring that proper accounting records are kept, which disclose, with reasonable accuracy at any time, the financial position of the Company and to ensure that the interim financial statements comply with Vietnamese Standards on Accounting, Vietnamese Accounting System and relevant legal regulations in preparation and presentation of the interim financial statements. The Board of General Directors is also responsible for safeguarding the assets of the Company and hence for taking reasonable steps for the prevention and detection of frauds and other irregularities.

The Board of General Directors confirms that the Company has complied with the above requirements in preparing the interim financial statements.

For and on behalf of the Board of General Directors,



Tran Hung Luong
General Director

Dong Nai, 10 August 2026

No: 185/2026/BCKT-CPA VIETNAM-HCM

REPORT ON REVIEW OF INTERIM FINANCIAL INFORMATION

To: **Shareholders**
Boards of Management, Supervisors and General Directors
Thanh Thanh Joint Stock Company

We have reviewed the accompanying interim financial statements of Kien Giang Import Export Joint Stock Company, prepared on 10 August 2026, from pages 06 to pages 35, including the Interim Statement of Financial Position as at 30 June 2026, Interim Income Statement, Interim Cash Flows Statements for the period ended 30 June 2026 and Notes to the interim financial statements.

The Board of General Directors' responsibility

The Board of General Directors is responsible for the true and fair preparation and presentation of these interim financial statements in compliance with Vietnamese Standards on Accounting, Vietnamese Enterprise Accounting System and prevailing relevant regulations in preparation and presentation of the interim financial statement and for such internal control as the Board of General Directors determines to be necessary to enable the preparation of the interim financial statements that are free from material misstatement, whether due to fraud or error.

Auditors' Responsibility

Our responsibility is to express a conclusion on the interim financial statements based on our review. We conducted our review in accordance with Vietnamese Standard on Review Engagements 2410 - Review of Interim Financial Information Performed by the Independent Auditor of the Entity.

A review of interim financial information consists of making inquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with Vietnam Standards on Auditing and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.

Conclusion of Auditors

Based on our review, nothing has come to our attention that causes us to believe that the accompanying interim financial statements, in all material respects, does not give a true and fair view of the financial position of the Company as at 30 June 2026, and of its interim financial performance and its interim cash flows for the accounting period then ended in accordance with Vietnamese Accounting Standards, Vietnamese Enterprise Accounting System and the statutory requirements relevant to the preparation and presentation of the interim financial statements.

Emphasis of matters

We draw readers' attention to Note 4 of the Notes to the Financial Statements: The Company's Board of General Directors has carefully assessed Notice No. 408/TB-UBND dated 11 April 2025 issued by the People's Committee of Bien Hoa City (now Dong Nai City) regarding land recovery for the implementation of the project to convert Bien Hoa 1 Industrial Park into an urban, commercial and service area and to improve the environment; the Resolutions of the Board of Directors on the liquidation of fixed assets and the spare parts warehouse; Resolution No. 02/NQ-DHĐCĐ dated 28 August 2025 of the 2025 Extraordinary General Meeting of Shareholders approving the restructuring plan of Thanh Thanh Ceramic Joint Stock Company; the Company ceased production from 1 July 2025 to implement its relocation plan; the Company's operating situation, business plan and cash flow plan, as well as its ability to recover and balance cash resources to settle debts and financial obligations as they fall due. At the 2026 Annual General Meeting of Shareholders, The Board of General Directors proposed and considered implementing several directions for the Company's future operations. These conditions indicate the existence of a material uncertainty that may cast significant doubt on the Company's ability to continue as a going concern. The Company's ability to continue as a going concern depends on measures to cooperate with partners to maintain its brand, while recovering and balancing cash flows and restructuring its production and business operations.

Our conclusion is not modified in respect of the matter emphasized above.



Bui Thi Thuy

Deputy General Director

Audit Practising Registration Certificate

No: 0580-2023-137-1

Letter of Authorization No: 04/2026/UQ-CPA VIETNAM dated 02 January 2026 of Chairman

For and on behalf of

CPA VIETNAM AUDITING COMPANY LIMITED

A MEMBER FIRM OF INPACT

Hanoi, 10 August 2026

INTERIM STATEMENT OF FINANCIAL POSITION

As at 30 June 2026

ASSETS		Code	Notes	30 June 2026	01 January 2026
				VND	VND (Re-stated)
A -	CURRENT ASSETS	100		141,095,517,871	133,674,830,472
	(100=110+120+130+140+150+160)				
I.	Cash and cash equivalents	110		4,499,444,388	18,114,494,542
1.	Cash	111		4,499,444,388	3,063,247,966
2.	Cash equivalents	112		-	15,051,246,576
II.	Short-term financial investments	120	5.2	120,419,639,315	84,406,826,575
1.	Trading securities	121	5.2a	11,427,575,701	11,427,575,701
2.	Allowances for decline in value of trading securities	122	5.2a	(7,824,185,701)	(7,652,595,701)
3.	Investments held to maturity	123	5.2b	116,816,249,315	80,631,846,575
III.	Short-term receivables	130		16,140,859,641	21,640,821,910
1.	Short-term receivables from customers	131	5.4	16,313,695,519	21,794,563,650
2.	Prepayments to sellers in short-term	132	5.5	166,989,012	167,778,647
3.	Other short-term receivables	135	5.6	66,428,000	84,732,503
4.	Short-term allowances for doubtful debts	136	5.3	(406,252,890)	(406,252,890)
IV.	Inventories	140		-	9,501,916,668
1.	Inventories	141		-	35,220,624,219
2.	Allowances for devaluation of inventories	142		-	(25,718,707,551)
V.	Short-term biological assets	150		-	-
VI.	Other current assets	160		35,574,527	10,770,777
1.	Tax and other receivables from government budget	163		35,574,527	10,770,777
B -	LONG-TERM ASSETS	200		2,073,033,117	4,139,967,389
	(200 = 210+220+230+240+250+260+270)				
I.	Long-term receivables	210		85,700,000	85,700,000
1.	Other long-term receivables	215	5.6	85,700,000	85,700,000
II.	Fixed assets	220		1,987,333,117	4,054,267,389
1.	Tangible fixed assets	221	5.7	1,987,333,117	4,054,267,389
-	Historical Costs	222		4,593,702,580	38,521,923,263
-	Accumulated depreciation	223		(2,606,369,463)	(34,467,655,874)
2.	Intangible fixed assets	227	5.8	-	-
-	Historical Costs	228		100,896,000	100,896,000
-	Accumulated amortization	229		(100,896,000)	(100,896,000)
III.	Long-term biological assets	230		-	-
IV.	Investment properties	240		-	-
V.	Long-term assets in progress	250		-	-
VI.	Long-term investments	260	5.2c	-	-
1.	Investments in joint ventures and associates	262	5.2c	1,920,000,000	1,920,000,000
2.	Allowances for long-term investments	264	5.2c	(1,920,000,000)	(1,920,000,000)
VII.	Other Long-term assets	270		-	-
TOTAL ASSETS		280		143,168,550,988	137,814,797,861
(270 = 100+200)					

INTERIM STATEMENT OF FINANCIAL POSITION (CONTINUED)

As at 30 June 2026

RESOURCES	Code	Notes	30 June 2026 VND	01 January 2026 VND (Re-stated)
C - LIABILITIES (300 = 310+ 330)	300		18,416,221,941	21,582,830,759
I. Short-term liabilities	310		17,671,221,941	20,477,830,759
1. Short-term trade payables	311	5.9	677,611,669	1,154,869,145
2. Short-term prepayments from customers	312	5.10	1,114,230,898	1,107,721,986
3. Dividends and profit payables	313		145,509,410	8,737,435
4. Short-term Taxes and other payables to State budget	314	5.11	2,859,599,236	2,014,448,130
5. Payables to employees	315		1,288,804,280	1,989,334,330
6. Short-term accrued expenses	316		271,100,000	-
7. Other short-term payments	320	5.12	7,250,995,123	9,534,986,176
8. Bonus and welfare funds	323		4,063,371,325	4,667,733,557
II. Long-term liabilities	330		745,000,000	1,105,000,000
1. Other long-term payables	338	5.12	745,000,000	1,105,000,000
D - OWNERS' EQUITY	400	5.13	124,752,329,047	116,231,967,102
1. Contributed capital	411		59,923,480,000	59,923,480,000
- Ordinary shares with voting rights	411a		59,923,480,000	59,923,480,000
2. Capital surplus	412		313,744,700	313,744,700
3. Other capital	414		14,054,939,829	14,054,939,829
4. Treasury shares	415		(652,100,000)	(652,100,000)
5. Development and investment funds	418		21,597,000,305	21,597,000,305
6. Undistributed profit after tax	420		29,515,264,213	20,994,902,268
- Undistributed profit after tax brought forward	420a		14,500,000,000	18,220,745,506
- Undistributed profit after tax for the current year	420b		15,015,264,213	2,774,156,762
TOTAL LIABILITIES AND OWNERS' EQUITY (440 = 300+400)	440		143,168,550,988	137,814,797,861

Dong Nai, 10 August 2026

Preparer

Vo Thi Thu Thuy

Chief Accountant

Vo Thi Thu Thuy

General Director



Tran Hung Luong

INTERIM INCOME STATEMENT
For the period ended 30 June 2026

ITEMS	Code	Notes	For the period ended 30 June 2026 VND	For the period ended 30 June 2025 VND
1. Revenues from sales and services rendered	01	6.1	19,370,786,977	66,158,551,837
2. Revenue deductions	02	6.2	6,301,072	426,497,625
3. Net revenues from sales and services rendered (10 = 01-02)	10	6.3	19,364,485,905	65,732,054,212
4. Cost of goods sold	11	6.4	9,444,721,503	55,016,564,063
5. Gross revenues from sales and services rendered (20 = 10-11)	20		9,919,764,402	10,715,490,149
6. Gain/(loss) on sale and disposal of investment properties	21		-	-
7. Financial income	22	6.5	3,335,059,494	264,461,386
8. Financial expenses	23	6.6	185,609,267	271,264,371
<i>In which: borrowing costs</i>	24		-	459,646
9. Selling expenses	25	6.7	919,806,971	1,845,570,669
10. General administrative expenses	26	6.7	3,293,954,126	8,818,161,096
11. Net profits from operating activities {30 = 20+21+(22-23)-(25+26)}	30		10,695,067,474	3,736,096,737
12. Other income	31	6.8	9,921,095,745	4,507,250
13. Other expenses	32	6.9	5,975,209	25,013,668
14. Other profits (40 = 31-32)	40		9,915,120,536	(20,506,418)
15. Total net profit before tax (50 = 30+40)	50		20,610,188,010	3,715,590,319
16. Current corporate income tax expenses	51	6.11	3,755,309,855	7,611,400
17. Deferred corporate income tax expenses	52		-	-
18. Profits after corporate income tax (60 = 50-51-52)	60		16,854,878,155	3,707,978,919
19. Basic earnings per share	70	6.12	2,528	3

Dong Nai, 10 August 2026

Preparer

Chief Accountant

General Director

Vo Thi Thu Thuy

Vo Thi Thu Thuy

Tran Hung Luong

INTERIM CASH FLOW STATEMENT
(Indirect method)

For the period ended 30 June 2026

ITEMS	Code	Notes	For the period ended 30 June 2026 VND	For the period ended 30 June 2025 VND
I. Net cash flows from operating activities				
1. Profit before tax	01		18,770,574,068	24,448,981
2. Adjustments for				
- Depreciation of fixed assets and investment properties	02		287,095,674	1,847,074,194
- Provisions	03		(25,547,117,551)	2,261,247,479
- Gains, losses on exchange rate differences from revaluation of accounts derived from foreign currencies	04		-	(5,963,209)
- Gains, losses on investing activities	05		(13,256,155,239)	(258,498,177)
- Interest expenses	06		-	459,646
3. Operating profit before changes in working capital	08		(19,745,603,048)	3,868,768,914
- Increase, decrease in receivables	09		5,423,911,943	(215,089,016)
- Increase, decrease in inventories	10		35,220,624,219	6,298,748,754
- Increase, decrease in payables	11		(4,654,030,126)	(2,980,519,048)
- Increase, decrease deferred expenses	12		-	(599,651,945)
- Interest paid	14		-	(459,646)
- Corporate income tax paid	15		(1,781,376,865)	(245,979,217)
- Other payments on operating activities	17		(1,158,736,500)	(3,619,161,136)
Net cash flows from operating activities	20		13,304,789,623	2,506,657,660
II. Cash flows from investing activities				
1. Proceeds from disposal or transfer of fixed assets and other long-term assets	22		11,700,934,343	-
2. Expenditures on loans and purchase of debt instruments from other entities	23		(71,000,000,000)	-
3. Proceeds from lending or repurchase of debt instruments from other entities	24		36,000,000,000	-
4. Proceeds from interests, dividends and distributed profits	27		2,201,903,330	216,210,505
Net cashflow from investing activities	30		(21,097,162,327)	216,210,505
III. Cash flows from financing activities				
1. Proceeds from borrowings	33		-	745,649,000
2. Repayment of financial principal	34		-	(745,649,000)
3. Dividends and profits paid to the owner	36		(5,822,677,450)	(2,376,211,200)
Net cashflow from financing activities	40		(5,822,677,450)	(2,376,211,200)
Net cashflow during the period (50 = 20+30+40)	50		(13,615,050,154)	346,656,965
Cash and cash equivalents at beginning of year	60	5.1	18,114,494,542	22,627,469,397
Effect of exchange rate fluctuations	61		-	12,710,311
Cash and cash equivalents at end of year (70 = 50+60+61)	70	5.1	4,499,444,388	22,986,836,673

Preparer

Vo Thi Thu Thuy

Chief Accountant

Vo Thi Thu Thuy

Dong Nai, 10 August 2026

General Director



Tran Hung Luong

NOTES TO THE INTERIM FINANCIAL STATEMENTS

For the period ended 30 June 2026

1. COMPANY INFORMATION**1.1 Structure of ownership**

Thanh Thanh Joint Stock Company is a company formed through the equitization process of a state-owned enterprise, which used to be Thanh Thanh Ceramic Tile Company - Member unit of Building Materials Company No. 1 under Decision No. 1706/QĐ-BXD dated 22 December 2003 of the Minister of Construction.

The Company was granted the Enterprise Registration Certificate Joint Stock Company No. 3600665643 dated 02 January 2004 by the Dong Nai Province Department of Planning and Investment (now the Department of Finance of Dong Nai City) changed for the 12th time dated 29 December 2020.

English name: THANH THANH JOINT-STOCK COMPANY.

Abbreviated Company name: TTC.

The charter capital as stipulated in the Business Registration Certificate amended on the twelfth on 29 December 2020 is VND 59,923,480,000 (*in words: Fifty nine billion, nine hundred and twenty-three million, four hundred and eighty thousand Vietnamese Dongs*).

The Company's shares are approved to be publicly traded in HNX with the stock code: TTC.

The Company's headquarter is located on Street No. 1, Bien Hoa 1 Industrial Park, Tran Bien Ward, Dong Nai Province.

Total number of the Company's employees as at 30 June 2026 is 20 (as at 31 December 2025 is 31 employees).

1.2 Operating industries and principal activities

The operating industries of the Company include:

- Manufacture of building materials;
- Industrial Construction;
- Wholesale of construction materials of all kinds, wholesale of materials and import and export of construction materials;
- Real estate and infrastructure investment and business;
- Consultancy and transfer of construction material production technology;
- Mining and processing of minerals;
- Transport and tourism services business;
- Main activities of the Company during the period: Manufacture of ceramic tiles.

1.3 Normal operating cycle

The Company's normal operating cycle is 12 months.

1.4 The Company structure

As at 30 June 2026, The Company has associate as follows:

Name	Address	Main Activities	Voting ratio	Capital contribution ratio
Joint ventures and associates				
Packaging and Bentonite Joint Stock Company No.1	Plot number 200, map sheet number DC 8 - 3, N1 Road, Binh Chuan Specialized Production Area, Binh Phu Quarter, An Phu Ward, Ho Chi Minh City.	Packaging Manufacturing	24%	24%

NOTES TO THE INTERIM FINANCIAL STATEMENTS (CONTINUED)

For the period ended 30 June 2026

1.5 Statement of information comparability on the interim financial statements

On 27 October 2025, the Ministry of Finance issued Circular No. 99/2025/TT-BTC providing guidance on the Corporate Accounting Regime. This Circular replaces the Corporate Accounting Regime promulgated together with Circular No. 200/2014/TT-BTC dated 22 December 2014 and Circular No. 53/2016/TT-BTC dated 21 March 2016 issued by the Ministry of Finance. Circular No. 99/2025/TT-BTC is applicable to fiscal years beginning on or after 1 January 2026.

The Company has applied the guidance under Circular No. 99/2025/TT-BTC from 1 January 2026. Where the application of this Circular results in changes in the presentation of the financial statements, the Company will restate or reclassify the comparative figures in accordance with the regulations. Accordingly, the accounting information and figures presented in the interim financial statements are comparable, as they have been calculated and presented consistently.

2. FISCAL YEAR AND ACCOUNTING CURRENCY**2.1 Fiscal year**

The Company's fiscal year applicable for the preparation of its financial statements starts on 1 January and ends on 31 December of solar year.

The Company's interim financial statements are prepared for the period ended 30 June 2026.

2.2 Accounting currency

The accompanying financial statements are expressed in Vietnamese Dong (VND).

3. ACCOUNTING STANDARDS AND SYSTEM**3.1 Accounting System**

The Company applies the Vietnamese Enterprise Accounting System issued together with Circular No. 99/2025/TT-BTC dated 27 October 2025 by the Ministry of Finance.

3.2 Statements for the compliance with Accounting Standards and System

The Board of General Directors ensures to follow all the requirements of the Vietnamese Accounting Standards and System, which were issued to guide the preparation and presentation of the Financial Statements.

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**Basis of preparation of the interim financial statements**

The attached interim financial statements are expressed in Vietnam Dong (VND), under the historical cost convention and in accordance with Vietnamese Accounting Standards, Vietnamese Accounting System and legal regulations relevant to the preparation and presentation of interim financial statements.

The accompanying interim financial statements are not intended to present the financial position, results of operations and cash flows in accordance with accounting principles and practices generally accepted in countries and jurisdiction other than Vietnam.

NOTES TO THE INTERIM FINANCIAL STATEMENTS (CONTINUED)

For the period ended 30 June 2026

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**Going concern assumption**

The Company's Board of General Directors has prudently assessed Notice No. 408/TB-UBND dated 11 April 2025 issued by the People's Committee of Bien Hoa City (now Dong Nai City) regarding land recovery for the implementation of the project to convert Bien Hoa 1 Industrial Park into an urban, commercial and service area and to improve the environment; the resolutions of the Board of Directors on the liquidation of fixed assets and the spare parts warehouse; Resolution No. 02/NQ-ĐHĐCĐ dated 28 August 2025 of the 2025 Extraordinary General Meeting of Shareholders approving the restructuring plan of Thanh Thanh Ceramic Joint Stock Company; the Company's suspension of production from 1 July 2025 to implement its relocation plan; its operating situation, business plan and cash flow plan, as well as its ability to recover and balance cash resources to settle debts and financial obligations as they fall due. On that basis, the Board of General Directors believes that it is appropriate for the interim financial statements for the accounting period ended 30 June 2026 to be prepared on a going concern basis, specifically as follows:

- The Board of Directors and the Board of General Directors have assessed and actively implemented response plans in relation to the above matters to enable the Company to overcome the challenging period and continue its production and business activities in the future. The measures that have been and are being implemented are as follows:
 - + On 6 June 2025, the Board of Directors issued Resolution No. 54/NQ-HĐQT on the suspension of production from 1 July 2025 to prepare for relocation in accordance with Dong Nai Province's plan for the implementation of the project to convert Bien Hoa 1 Industrial Park.
 - + The Company has cooperated with Dong Nam A Ceramic Joint Stock Company to continue production in order to maintain the "Thanh Thanh Ceramic Tile" brand in the market and support the sale of Thanh Thanh Ceramic Joint Stock Company's existing inventories through the signing of a trademark licence agreement dated 1 July 2025.
 - + The Company's Board of Directors issued Resolution No. 65/NQ-HĐQT dated 7 August 2025; Resolution No. 67/NQ-HĐQT dated 13 August 2025; Resolution No. 68/NQ-HĐQT dated 28 August 2025; Resolution No. 69/NQ-HĐQT dated 6 October 2025; Resolution No. 71/NQ-HĐQT dated 20 October 2025; Resolution No. 71/NQ-HĐQT dated 20 October 2025; and Resolution No. 74/NQ-HĐQT dated 26 December 2025 on the liquidation of fixed assets and the spare parts warehouse.
- On 28 August 2025, the 2025 Extraordinary General Meeting of Shareholders issued Resolution No. 02/NQ-ĐHĐCĐ approving the restructuring plan of Thanh Thanh Ceramic Joint Stock Company.
- As presented at the 2026 Annual General Meeting of Shareholders, the Company's Executive Board has been studying operating plans for the Company after relocation, including:
 - + Investing in a ceramic tile production line at a new location;
 - + Acquiring or merging with another enterprise (M&A); and
 - + Seeking a new production and business plan.

As at the date of preparation of the interim financial statements, the Company's Executive Board is still considering the above options.

Accounting estimates

The preparation of the interim financial statements in conformity with Vietnamese Accounting Standards requires the Board of General Directors to make estimates and assumptions that affect the reported amounts of liabilities, assets and disclosures of contingent assets and liabilities at the date of the interim financial statements and the reported amounts of revenues and expenses during the fiscal year. Actual results may differ from those estimates and assumptions.

NOTES TO THE INTERIM FINANCIAL STATEMENTS (CONTINUED)

For the period ended 30 June 2026

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**Types of exchange rates applied in accounting.**

Transactions denominated in currencies other than VND during the period are translated into VND at the actual exchange rates prevailing at the transaction dates.

Monetary assets and liabilities denominated in currencies other than VND, except for demand deposits, are translated into VND using the average telegraphic transfer buying and selling rates quoted by the commercial bank with which the Company regularly transacts. The Company does not translate part or all of the value of foreign currency-denominated receivables for which an allowance for doubtful debts has been made.

Foreign currency demand deposit balances are translated using the average telegraphic transfer buying and selling rates at the end of the accounting period quoted by the commercial bank where the Company maintains its deposit accounts.

Foreign exchange differences arising from the translation of monetary items denominated in foreign currencies are recognised in profit or loss for the period and presented on a net basis in the interim income statement.

Cash and cash equivalents

Cash comprises cash on hand, bank deposits.

Cash equivalents comprise short-term deposits and highly liquid investments with an original maturity of less than 3 months that are readily convertible to known amounts of cash and that are subject to an insignificant risk of changes in value.

Financial investments***Trading securities***

Trading securities are financial instruments held by the Company for trading purposes or classified as trading securities in accordance with prevailing regulations.

Upon initial recognition, trading securities are recorded at the fair value of the consideration paid at the transaction date. Costs directly attributable to the acquisition of trading securities are recognised in financial expenses for the period.

After initial recognition, trading securities are measured at fair value at the date of preparation of the financial statements. Increases or decreases arising from the remeasurement of the fair value of trading securities are recognised in financial income or financial expenses for the period.

Held-to-maturity investments

Held-to-maturity investments comprise investments that the Company has the intention and ability to hold to maturity, including bank deposits with original maturities of more than 3 months and loans.

Held-to-maturity investments are initially recognized at cost and subsequently measured at their carrying amount, including principal and accrued interest up to the financial statement date, net of any allowance for impairment losses (if any). Interest on held-to-maturity investments after the acquisition date is recognized in the income statement on an accrual basis. Interest earned before the Company holds the investments is deducted from the cost at the time of acquisition.

NOTES TO THE INTERIM FINANCIAL STATEMENTS (CONTINUED)

For the period ended 30 June 2026

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**Financial investments (Continued)***Investments in associates*

Investments in associates over which the Company has significant influence are stated at cost method in the Financial Statements.

Profit distributions that the Company received from the accumulated profits of the subsidiaries after the Company obtains control rights are recognized in the Income Statement. Other distributions are considered a recovery of investment and are deducted from the investment value.

Investments in associates are presented on the Statement of Financial Position at cost, less any provision for impairment.

Allowance for loss of investments

Trading securities: The allowance for impairment is determined based on the difference between the cost and fair value of the securities as at the interim financial reporting date.

Held-to-maturity investments: An impairment allowance is recognised when there are indications or evidence that part or all of an investment may not be recoverable in accordance with the agreed terms.

Investments in subsidiaries and associates, investments in other entities, and other investments: An impairment allowance is recognised when there are indications or evidence that an investment is impaired as at the financial reporting date. The impairment loss is determined in accordance with prevailing accounting regulations, taking into account the nature of each investment.

ning regulations, taking into account the nature of each investment.

For investees that are parent companies, the impairment allowance is determined based on the investee's interim consolidated financial statements.

Receivables

Receivables represent amounts recoverable from customers or other parties. Receivables are presented at their carrying amounts less allowances for doubtful debts.

Allowance for doubtful debts is assessed and made for receivables that are overdue and difficult to collect, or for receivables where the debtor is unlikely to be able to pay due to liquidation, bankruptcy or similar difficulties.

Inventories

Inventories are measured at the lower of cost and net realizable value. The cost of inventories includes direct material costs, direct labour costs and production overheads, if any, incurred in bringing the inventories to their present location and condition.

The cost of inventories is determined by using the weighted average method.

Net realizable value is determined as the estimated selling price less the estimated costs of completion and the costs of marketing, selling and distribution to be incurred.

The Company's allowance for decline in value of inventories is made when there is reliable evidence that the net realizable value has declined below the cost of inventories.

NOTES TO THE INTERIM FINANCIAL STATEMENTS (CONTINUED)

For the period ended 30 June 2026

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**Tangible fixed assets and Depreciation**

Property, plant and equipment are stated at cost and presented at cost less accumulated depreciation. The cost of property, plant and equipment comprises all expenditures incurred by the Company to acquire the assets up to the time when the assets are brought to the location and condition necessary for them to be capable of operating in the manner intended by the Company.

Tangible fixed assets are depreciated using straight line method over their estimated useful lives. Details are as follows:

	<u>Years</u>
Motor vehicles	07 - 10

When a tangible fixed asset is sold or disposed, its historical cost and accumulated depreciation are written off, then any gain or loss arising from such disposal is included in the income or the expenses during the period.

Intangible fixed assets and Amortization

The Company's intangible fixed assets are computer software expressed at historical cost minus the accumulated wear and tear value.

The cost of intangible fixed assets comprises all expenditures incurred by the Company to acquire the intangible fixed assets up to the time when the assets are brought to the location and condition necessary for them to be capable of operating in the manner intended by the Company.

Computer software is amortized in a straight line based on an estimated useful life of 03 years.

Payables

The account payables are monitored in details by payable terms, payable parties, original currency and other factors depending on the Company's management requirement.

The account payables include payables as trade payables, loans payable, intercompany payable and other payables which are determined almost certainly about the recorded value and term, which is not carried less than amount to be paid. They are classified as follows:

- Trade payables: reflect payables of commercial nature arising from the purchase of goods, services, or assets, payables for import through trustees of which the seller is an independent entity with the Company;
- Other payables: reflect payables of non-commercial nature and irrelevant to purchase, sales of goods or provisions of services.

Dividends and profit payables

Dividends are recognised as liabilities when the Company's Board of Directors issues a dividend distribution notice under the authorisation of the General Meeting of Shareholders and the Vietnam Securities Depository and Clearing Corporation announces the record date for entitlement to dividends.

NOTES TO THE INTERIM FINANCIAL STATEMENTS (CONTINUED)

For the period ended 30 June 2026

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Owners' equity

Capital is recorded according to the actual amounts invested by shareholders.

Capital surplus are recorded in accordance with the difference between the issuance price and face value upon the IPO, additional issue, or the difference between the re-issuance price and carrying value of treasury shares and the equity component of convertible bonds upon maturity date. Expenses directly related to the additional issue of shares and the re-issuance of treasury shares are recorded as a decrease in share premiums.

Other capital represents the amount the Company transferred from the development investment fund to be used for the acquisition of fixed assets.

Treasury shares are recorded at purchase cost and presented as a deduction from equity in the interim Statement of Financial Position.

Profit after corporate income tax is distributed to shareholders after setting up funds in accordance with the Company's Charter as well as the provisions of law and approved by the General Meeting of Shareholders.

Revenue and other income

The Company's revenue includes revenue from sales of Ceramic Tiles products.

Revenue from sale of goods shall be recognized when it satisfies all the five (5) conditions below:

- The Company has transferred substantially all the risks and rewards of ownership of the products or goods to the buyer;
- The Company retains neither continuing managerial involvement to the degree usually associated with ownership nor effective control over the goods sold;
- The amount of revenue can be measured reliably;
- It is probable that the economic benefits associated with the transaction will flow to the Company; and
- Costs related to transactions can be determined.

Revenue from interest income, other income

The revenue is recognized when the Company can obtain economic benefits from the above activities and when it is reliably measured.

Revenue deductions

Revenue deductions include:

- Trade discount: Is a reduction for customers having bulk purchasing, excluding commercial discounts for buyers shown in VAT invoices or sales invoices;

In case goods sold or services provided in the previous period but sales discounts, sales allowances, sales returns incur in the following period, the Company recognizes the following principles:

- If incurred before issuance of Interim Financial Statements: Reducing revenue in the Financial Statements of the reporting period;
- If incurred after issuance of Interim Financial Statements: Reducing the revenue of the occurrence period.

NOTES TO THE INTERIM FINANCIAL STATEMENTS (CONTINUED)

For the period ended 30 June 2026

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**Cost of goods sold**

Cost of goods sold or services rendered including the cost of products, goods, services during the period is recorded corresponding to revenue of the period. For cost which is over the normal level of inventories is recorded directly into the cost of goods sold.

Financial expenses

Financial expenses reflect expenses incurred during the period, which mainly include allowance for decline in value of trading securities and foreign exchange losses.

Current corporate income tax expense

Corporate income tax expenses: is total current and deferred income tax expenses in determining profit or loss of a period. Current income tax expenses: are corporate income tax payable calculated on taxable profit during the year and current corporate income tax rate. Current income tax is calculated on taxable income and applicable tax rate during the tax period. Difference between taxable income and accounting profit is from adjustment of differences between accounting profit and taxable income in accordance with current tax policies.

The Company has an obligation to pay corporate income tax at the rate of 20% on taxable profits.

The determination of the Company's income tax is based on current tax regulations. However, these regulations change from time to time and the final determination of corporate income tax depends on the examination results of the competent tax authorities.

Basic earnings per share

Basic earnings per shares are calculated by dividing net profit (loss) after tax for the period attributable to ordinary shareholders of the Company by the weighted average number of ordinary shares outstanding during the period.

Related parties

A party is considered a related party of the Corporation in case that party is able to control the Corporation or to cause material effects on the financial decisions as well as the operations of the Corporation. A party is also considered a related party of the Corporation in case that party is under the same control or is subject to the same material effects. When considering the relationship of related parties, the nature of relationship is focused more than its legal form.

Segment reporting

A business segment is a distinguishable component of the Company that is engaged in manufacturing or providing products or related services (by business segment) or in providing products or services within a particular economic environment (geographical area) which is subject to risks and returns that are different from those of other segments. The Board of Management confirms that the main activity of the Company is trading in building materials and mainly operates in a geographical segment of Vietnam. Therefore, the Company does not present segment reports by business segments and by geographical segments in accordance with Vietnamese Accounting Standard No. 28 - Segment Reporting.

THANH THANH JOINT STOCK COMPANY

Street No. 1, Bien Hoa 1 Industrial Park,
Tran Bien Ward, Dong Nai City

Form B 09a - DN

Issued under Circular No. 99/2025/TT-BTC
Dated 27 October 2025 of the Ministry of Finance

NOTES TO THE INTERIM FINANCIAL STATEMENTS (CONTINUED)

For the period ended 30 June 2026

5. SUPPLEMENTARY INFORMATION TO ITEMS DISCLOSED IN THE INTERIM STATEMENT OF FINANCIAL POSITION**5.1 Cash and cash equivalents**

	30 June 2026 VND	01 January 2026 VND (Re-stated)
Cash on hand	182,400,150	267,920,347
Bank deposits (i)	4,317,044,238	2,795,327,619
Cash equivalents (ii)	-	15,051,246,576
Total	4,499,444,388	18,114,494,542

(i) Details of bank deposits:

	30 June 2026 VND	01 January 2026 VND
Joint Stock Commercial Bank for Investment and Development of Vietnam - Dong Nai Branch	1,839,845,850	1,867,300,079
Vietnam Export Import Commercial Joint Stock Bank - Dong Nai Branch	1,959,571,374	11,801,015
Other Joint Stock Commercial Banks	517,627,014	916,226,525
Total	4,317,044,238	2,795,327,619

(ii) Details of cash equivalents:

	30 June 2026 VND	01 January 2026 VND (Re-stated)
Joint Stock Commercial Bank for Investment and Development of Vietnam - Dong Nai Branch - Principal	-	15,000,000,000
Joint Stock Commercial Bank for Investment and Development of Vietnam - Dong Nai Branch - Interest	-	51,246,576
Total	-	15,051,246,576

THANH THANH JOINT STOCK COMPANY

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NOTES TO THE INTERIM FINANCIAL STATEMENTS (CONTINUED)

For the period ended 30 June 2026

5.2 Financial investments

a) Trading Securities

	30 June 2026 (VND)			01 January 2026 (VND)		
	Original cost	Fair value	Provision	Original cost	Fair value	Provision
Shares	11,427,575,701	3,603,390,000	(7,824,185,701)	11,427,575,701	3,774,980,000	11,427,575,701
Vitaly Joint Stock Company - Stock code: VTA	11,427,575,701	3,603,390,000	(7,824,185,701)	11,427,575,701	3,774,980,000	11,427,575,701
Total	11,427,575,701	3,603,390,000	(7,824,185,701)	11,427,575,701	3,774,980,000	11,427,575,701

Shares of Vitaly Joint Stock Company are trading at the Hanoi Stock Exchange with the stock code VTA on UpCOM. The fair value of the investment is determined according to the closing price at 30 June 2026 (VND 2,100/ share) announced by the Hanoi Stock Exchange multiplied by the number of shares (1,715,900 shares) held by the Company as of the date of preparation of this interim financial report.

The company has a policy of divesting at Vitaly Joint Stock Company according to Resolution No. 33/NQ-HDQT dated 09 May 2024, of the Company's Board of Management. The company is still in the process of divesting capital at Vitaly Joint Stock Company.

b) Held-to-maturity investments

	30 June 2026 (VND)			01 January 2026 (VND) (Re-stated)		
	Original cost	Recoverable amount	Provision	Original cost	Recoverable amount	Provision
a) Short-term	116,816,249,315	116,816,249,315	-	80,631,846,575	80,631,846,575	-
<i>Term deposits</i>	116,816,249,315	116,816,249,315	-	80,631,846,575	80,631,846,575	-
Joint Stock Commercial Bank for Investment and Development of Vietnam - Dong Nai Branch	75,000,000,000	75,000,000,000	-	75,000,000,000	75,000,000,000	-
Vietnam Export Import Commercial Joint Stock Bank - Dong Nai Branch	20,000,000,000	20,000,000,000	-	5,000,000,000	5,000,000,000	-
Vietnam Prosperity Joint Stock Commercial Bank	20,000,000,000	20,000,000,000	-	-	-	-
Accrued interest from term deposit contracts	1,816,249,315	1,816,249,315	-	631,846,575	631,846,575	-
Total	116,816,249,315	116,816,249,315	-	80,631,846,575	80,631,846,575	-

These comprise 6-month term deposits bearing interest rates ranging from 6.8% per annum to 8.9% per annum at joint stock commercial banks.

NOTES TO THE INTERIM FINANCIAL STATEMENTS (CONTINUED)

For the period ended 30 June 2026

5.2 Financial investments (Continued)

c) Long-term financial investments	Ratio	30 June 2026 (VND)			01 January 2026 (VND)		
		Equity owned	Voting rights	Original cost	Recoverable amount	Provisions	Recoverable amount
Investments in Associates				1,920,000,000	-	(1,920,000,000)	1,920,000,000
No. 1 Packaging and Minerals Joint Stock Company	24.00%		24.00%	1,920,000,000		(1,920,000,000)	1,920,000,000
Total				1,920,000,000	-	(1,920,000,000)	1,920,000,000

5.3 Bad debts

	30 June 2026 (VND)			01 January 2026 (VND)		
	Overdue periods	Original value	Allowances (-)	Recoverable amount	Overdue periods	Original value
1. Short-term receivables from customers		180,404,240	(180,404,240)	-		180,404,240
Others	> 3 years	180,404,240	(180,404,240)	-	> 3 years	180,404,240
2. Prepayments to sellers in short-term		145,848,650	(145,848,650)	-		145,848,650
An Binh Phat Manufacturing - Trading One Member Limited Liability Company	> 3 years	145,848,650	(145,848,650)	-	> 3 years	145,848,650
3. Other short-term receivables		80,000,000	(80,000,000)	-		80,000,000
Ngoc Linh Development Co., Ltd.	> 3 years	80,000,000	(80,000,000)	-	> 3 years	80,000,000
Total		406,252,890	(406,252,890)	-		406,252,890

NOTES TO THE INTERIM FINANCIAL STATEMENTS (CONTINUED)

For the period ended 30 June 2026

5.4 Short-term receivables from customers

	30 June 2026 (VND)		01 January 2026 (VND)	
	Book value	Provisions	Book value	Provisions
Building Materials Corporation No.1 - Joint Stock Corporation	8,935,722,024	-	12,567,645,503	-
Hoa Phat Dat Trading and Investment Service Co.,Ltd	3,349,584,276	-	3,311,960,297	-
Other entities	4,028,389,219	(180,404,240)	5,914,957,850	(180,404,240)
Total	16,313,695,519	(180,404,240)	21,794,563,650	(180,404,240)
<i>In which: Trade receivables from related parties (Details in Note 7.1)</i>	<i>10,117,222,024</i>	<i>-</i>	<i>13,749,145,503</i>	<i>-</i>

5.5 Prepayments to suppliers in short-term

	30 June 2026 (VND)		01 January 2026 (VND)	
	Book value	Provisions	Book value	Provisions
An Binh Phat One Member Limited Liability Company	145,848,650	(145,848,650)	145,848,650	(145,848,650)
Other entities	21,140,362	-	21,929,997	-
Total	166,989,012	(145,848,650)	167,778,647	(145,848,650)

5.6 Other receivables

	30 June 2026 (VND)		01 January 2026 (VND) (Re-stated)	
	Book value	Provisions	Book value	Provisions
a) Short-term	66,428,000	-	84,732,503	-
Receivables from employees	16,428,000	-	26,428,000	-
Others	50,000,000	-	58,304,503	-
b) Long-term	85,700,000	(80,000,000)	85,700,000	(80,000,000)
Deposits	85,700,000	(80,000,000)	85,700,000	(80,000,000)
Total	152,128,000	(80,000,000)	170,432,503	(80,000,000)

NOTES TO THE INTERIM FINANCIAL STATEMENTS (CONTINUED)

For the period ended 30 June 2026

5.7 Tangible fixed assets

Unit: VND

	Buildings and Structures	Machinery, equipment	Transportation means	Office equipment	Total
HISTORY COST					
As at 01 January 2026	25,328,736,587	9,426,379,237	3,660,551,239	106,256,200	38,521,923,263
Purchase	-	-	-	-	-
Decrease due to disposal, sale during the period	(25,328,736,587)	(8,493,227,896)	-	(106,256,200)	(33,928,220,683)
Reclassification	-	(933,151,341)	933,151,341	-	-
As at 30 June 2026	-	-	4,593,702,580	-	4,593,702,580
ACCUMULATED DEPRECIATION					
As at 01 January 2026	24,067,732,030	8,795,080,656	1,498,586,988	106,256,200	34,467,655,874
Depreciation	39,406,389	73,058,151	174,631,134	-	287,095,674
Decrease due to disposal, sale during the period	(24,107,138,419)	(7,971,190,666)	-	(70,053,000)	(32,148,382,085)
Reclassification	-	(896,948,141)	933,151,341	(36,203,200)	-
As at 30 June 2026	-	-	2,606,369,463	-	2,606,369,463
NET BOOK VALUE					
As at 01 January 2026	1,261,004,557	631,298,581	2,161,964,251	-	4,054,267,389
As at 30 June 2026	-	-	1,987,333,117	-	1,987,333,117

NOTES TO THE INTERIM FINANCIAL STATEMENTS (CONTINUED)

For the period ended 30 June 2026

5.7 Tangible fixed assets (Continued)

List of fixed assets existing as of 30 June 2026, and 01 January 2026:

No. Type and Name of Asset	30 June 2026 (VND)			01 January 2026 (VND)		
	History cost	Accumulated Amortization	Net book value	History cost	Accumulated Amortization	Net book value
1 Buildings and Structures						
Main Production Building – Floor Tiling Area: 6,415 + 65 m ²	-	-	-	25,328,736,587	24,067,732,030	1,261,004,557
Main Production Building – Granite Workshop: 6,646 m ²	-	-	-	5,543,352,480	5,543,352,480	-
Other Assets	-	-	-	5,376,266,253	4,115,261,696	1,261,004,557
2 Machinery, equipment						
Other Assets	-	-	-	14,409,117,854	14,409,117,854	-
3 Transportation means						
Other Assets	4,593,702,580	2,606,369,463	1,987,333,117	8,529,431,096	7,898,132,515	631,298,581
4 Office equipment						
Other Assets	4,593,702,580	2,606,369,463	1,987,333,117	8,529,431,096	7,898,132,515	631,298,581
	-	-	-	4,593,702,580	2,431,738,329	2,161,964,251
	-	-	-	70,053,000	70,053,000	-
Total	4,593,702,580	2,606,369,463	1,987,333,117	38,521,923,263	34,467,655,874	4,054,267,389

In which:

The cost of tangible fixed assets that have been fully depreciated but still in use as of 30 June 2026 is VND 1,101,079,853 (as at 01 January 2026: VND 23,376,355,772).

NOTES TO THE INTERIM FINANCIAL STATEMENTS (CONTINUED)

For the period ended 30 June 2026

5.7 Tangible fixed assets (Continued)

List of tangible fixed assets disposed of during the period:

No. Type and Name of Asset	Amount at the time of disposal, sale (VND)		
	History cost	Accumulated Amortization	Net book value
1 Buildings and Structures	25,328,736,587	24,107,138,419	1,221,598,168
Main Production Building – Floor Tiling Area: 6,415 + 65 m ²	5,543,352,480	5,543,352,480	-
Main Production Building – Granite Workshop: 6,646 m ²	5,376,266,253	4,154,668,085	1,221,598,168
Other Assets	14,409,117,854	14,409,117,854	-
2 Machinery, equipment	8,529,431,096	7,971,190,666	558,240,430
Other Assets	8,529,431,096	7,971,190,666	558,240,430
3 Office equipment	70,053,000	70,053,000	-
Other Assets	70,053,000	70,053,000	-
Total	33,928,220,683	32,148,382,085	1,779,838,598

5.8 Intangible fixed assets

	Unit: VND	
	Softwares	Total
HISTORY COST		
As at 01 January 2026	100,896,000	100,896,000
As at 30 June 2026	100,896,000	100,896,000
ACCUMULATED DEPRECIATION		
As at 01 January 2026	100,896,000	100,896,000
As at 30 June 2026	100,896,000	100,896,000
NET BOOK VALUE		
As at 01 January 2026	-	-
As at 30 June 2026	-	-

In which:

The cost of tangible fixed assets that have been fully amortized but still in use as of 30 June 2026 is VND 100,896,000 (as at 01 January 2026: VND 100,896,000)

5.9 Short-term trade payables

	30 June 2026 VND	01 January 2026 VND
Industrial Zone Development JSC	588,353,749	588,353,749
Thua Thien Hue FRIT Trading Co., Ltd.	-	392,000,000
Building Materials Corporation No.1 - JSC	-	35,396,205
Other entities	89,257,920	139,119,191
Total	677,611,669	1,154,869,145

*In which: Trade payables to related parties
(Details in Note 7.1)*

- 35,396,205

NOTES TO THE INTERIM FINANCIAL STATEMENTS (CONTINUED)

For the period ended 30 June 2026

5.10 Short-term prepayments from customers

	30 June 2026 VND	01 January 2026 VND
Le Minh Steel One Member Company Limited	1,000,000,000	1,000,000,000
Van Phuoc Store - Tay Ninh	-	4,091,490
Mohamed Abdullah Al-Hubaishi Trading Corp.	65,498,990	65,548,691
Other entities	48,731,908	38,081,805
Total	1,114,230,898	1,107,721,986

5.11 Taxes and other payables to, receivables from the government budget

	01 January 2026 VND	Additions	Paid	30 June 2026 VND
a) Payables	2,014,448,130	6,639,843,161	5,794,692,055	2,859,599,236
Value added tax	1,190,904,271	2,681,253,024	3,810,034,908	62,122,387
Corporate income tax	823,543,859	3,755,309,855	1,781,376,865	2,797,476,849
Personal income tax	-	197,305,073	197,305,073	-
Fees, Charges and Other Payables	-	5,975,209	5,975,209	-
b) Receivables	10,770,777	10,770,777	35,574,527	35,574,527
Personal income tax	10,770,777	10,770,777	35,574,527	35,574,527

5.12 Other payables

	30 June 2026 VND	01 January 2026 VND (Re-stated)
Short-term	7,250,995,123	9,534,986,176
Trade Union fees	9,858,000	12,256,500
Social insurance	36,911,250	-
Health insurance	6,765,750	-
Unemployment insurance	2,895,000	-
Other payables and obligations	7,194,565,123	9,522,729,676
<i>Deposits received for exclusive production of products for customers</i>	<i>6,415,791,411</i>	<i>8,629,459,096</i>
<i>Remuneration and bonuses for the Board of Directors and the Supervisory Board</i>	<i>370,580,798</i>	<i>654,580,798</i>
<i>Other payables and obligations</i>	<i>408,192,914</i>	<i>238,689,782</i>
Long-term	745,000,000	1,105,000,000
Deposits received	745,000,000	1,105,000,000
Total	7,995,995,123	10,639,986,176
<i>In which, Others Payables to related parties (Details in Note 7.1)</i>	<i>500,000,000</i>	<i>1,685,000,000</i>

THANH THANH JOINT STOCK COMPANYStreet No. 1, Bien Hoa 1 Industrial Park,
Tran Bien Ward, Dong Nai City**NOTES TO THE INTERIM FINANCIAL STATEMENTS (Continued)**

For the period ended 30 June 2026

5.13 Owners' equity**a. Changes of owners' equity***Unit: VND*

	Share capital	Capital surplus	Other capital	Treasury shares	Development and Investment Fund	Retained profits	Total
As at 01 January 2025	59,923,480,000	313,744,700	14,054,939,829	(652,100,000)	21,427,584,713	21,266,372,298	116,334,021,540
Profit in the previous year	-	-	-	-	-	2,774,156,762	2,774,156,762
Distribution to Development and investment funds	-	-	-	-	169,415,592	(169,415,592)	-
Distributed to bonus & welfare funds	-	-	-	-	-	(500,000,000)	(500,000,000)
Dividends	-	-	-	-	-	(2,376,211,200)	(2,376,211,200)
As at 31 December 2025	59,923,480,000	313,744,700	14,054,939,829	(652,100,000)	21,597,000,305	20,994,902,268	116,231,967,102
As at 01 January 2026	59,923,480,000	313,744,700	14,054,939,829	(652,100,000)	21,597,000,305	20,994,902,268	116,231,967,102
Profit in this year	-	-	-	-	-	15,015,264,213	15,015,264,213
Distributed to welfare funds (i)	-	-	-	-	-	(554,374,268)	(554,374,268)
Dividends (i)	-	-	-	-	-	(5,940,528,000)	(5,940,528,000)
As at 30 June 2026	59,923,480,000	313,744,700	14,054,939,829	(652,100,000)	21,597,000,305	29,515,264,213	124,752,329,047

(i) During the period, the Company distributed profits of year 2025 according to its Resolution of the Annual General Meeting of Shareholders No. 01/NQ-DHĐCĐ dated 17 April 2026 as follows:

- Allocation to the Welfare funds with the amount of VND 554,374,268.
- The payment of dividend at the rate 4% equivalent to the amount of VND 5,940,528,000.

NOTES TO THE INTERIM FINANCIAL STATEMENTS (CONTINUED)

For the period ended 30 June 2026

5.13 Owners' equity (Continued)

b. Details of owners' equity

	30 June 2026 VND	01 January 2026 VND
Building Materials Corporation No.1 - Joint Stock Corporation	30,560,970,000	30,560,970,000
Mr. Vuong Gia Hung	2,980,000,000	(*)
Capital contribution from other shareholders	26,382,510,000	29,362,510,000
Total	59,923,480,000	59,923,480,000

(*) As at 01 January 2026, Mr. Vuong Gia Hung was not yet a major shareholder and therefore is not presented.

c. Capital transactions with shareholders and appropriation of profits and dividends

	For the period ended 30 June 2026 VND	For the period ended 30 June 2025 VND
- Shareholders' capital		
Opening balance	59,923,480,000	59,923,480,000
Increased during the period	-	-
Decreased during the period	-	-
Closing balance	59,923,480,000	59,923,480,000
- Dividend, Profit distribution	5,940,528,000	2,376,211,200

d. Shares

	30 June 2026 Shares	01 January 2026 Shares
Quantity of registered shares	5,992,348	5,992,348
Quantity of issued shares	5,992,348	5,992,348
Common shares	5,992,348	5,992,348
Purchased shares	51,820	51,820
Common shares	51,820	51,820
Outstanding shares	5,940,528	5,940,528
Common shares	5,940,528	5,940,528
<i>Par value of outstanding shares (VND/ shares)</i>	<i>10,000</i>	<i>10,000</i>

e. The Company's equity funds

	30 June 2026 VND	01 January 2026 VND
Development and investment funds	21,597,000,305	21,597,000,305
Total	21,597,000,305	21,597,000,305

NOTES TO THE INTERIM FINANCIAL STATEMENTS (CONTINUED)

For the period ended 30 June 2026

5.14 Off Statement of Financial Position items

a) Foreign currencies

	30 June 2026	01 January 2026
Bank deposits		
USD	19,413.79	19,426.99
Equivalent to VND	507,589,956	509,045,419
EUR	27.11	37.77
Equivalent to VND	958,459	1,151,834

b) Bad debts have been written off

	30 June 2026 VND	01 January 2026 VND
Hoang Duc Trading Construction Co., Ltd.	116,779,006	116,779,006
Construction and Building Materials Production Enterprise	67,535,361	67,535,361
60B Truong Dinh Store	51,087,068	51,087,068
Construction Company No.8	32,721,678	32,721,678
Thien Vu Store	223,186,511	223,186,511
Rocky Nguyen Doan One Member Limited Company	863,656,038	863,656,038
Tuan Hanh Private Enterprise	109,001,018	109,001,018
Thinh Phat Store	407,010,310	407,010,310
Chi Thanh Private Enterprise	128,343,724	128,343,724
Others	486,352,394	486,352,394
Total	2,485,673,108	2,485,673,108

Reasons for writing off uncollectible debts: Long-standing receivables that cannot be recovered, with a 100% provision for uncollectible debts established.

6. ADDITIONAL INFORMATION ON THE ITEMS OF THE INTERIM INCOME STATEMENT

6.1 Revenue from sales of goods and services rendered

	For the period ended 30 June 2026 VND	For the period ended 30 June 2025 VND
Revenue from sales of goods	19,370,786,977	65,998,354,005
Others	-	160,197,832
Total	19,370,786,977	66,158,551,837
In which: Revenue from related parties (Details in Note 7.1)	2,454,876,485	49,173,239,055

NOTES TO THE INTERIM FINANCIAL STATEMENTS (CONTINUED)

For the period ended 30 June 2026

6.2 Revenue deductions

	For the period ended 30 June 2026 VND	For the period ended 30 June 2025 VND
Trade discounts	6,301,072	418,929,756
Sales returns	-	7,567,869
Total	6,301,072	426,497,625
<i>In which: Revenue deductions from related parties (Details in Note 7.1)</i>	<i>6,301,072</i>	<i>376,396,897</i>

6.3 Net revenues from sales and services rendered

	For the period ended 30 June 2026 VND	For the period ended 30 June 2025 VND
Revenue from sales of goods	19,364,485,905	65,571,856,380
Others	-	160,197,832
Total	19,364,485,905	65,732,054,212

6.4 Cost of goods sold

	For the period ended 30 June 2026 VND	For the period ended 30 June 2025 VND
Cost of goods sold	35,163,429,054	54,487,911,826
Provision for inventory write-down	(25,718,707,551)	-
Handle inventory	-	528,652,237
Total	9,444,721,503	55,016,564,063

6.5 Financial income

	For the period ended 30 June 2026 VND	For the period ended 30 June 2025 VND
Interest income	3,335,059,494	258,498,177
Unrealized foreign exchange gain	-	5,963,209
Total	3,335,059,494	264,461,386

NOTES TO THE INTERIM FINANCIAL STATEMENTS (CONTINUED)

For the period ended 30 June 2026

6.6 Financial expenses

	For the period ended 30 June 2026 VND	For the period ended 30 June 2025 VND
Interest expenses	-	459,646
Realized foreign exchange loss	14,019,267	9,557,246
Provision for decline in value of trading securities	171,590,000	261,247,479
Total	185,609,267	271,264,371

6.7 Selling and general administrative expenses

	For the period ended 30 June 2026 VND	For the period ended 30 June 2025 VND
Selling expenses	919,806,971	1,845,570,669
Employee expenses	730,926,511	1,344,255,125
Materials expenses	105,085,239	166,792,834
Office supplies expenses	6,205,000	-
Outsourcing expenses	6,250,000	189,448,656
Other cash expenses	71,340,221	145,074,054
General administrative expenses	3,293,954,126	8,818,161,096
Employee expenses	1,943,012,039	4,465,043,240
Materials expenses	7,860,000	579,012,732
Office supplies expenses	22,110,939	-
Amortization and Depreciation expenses	287,095,674	1,390,749,461
Charges and fee	16,220,105	40,489,951
Outsourcing expenses	14,663,616	163,551,547
Other cash expenses	1,002,991,753	2,179,314,165
Total	4,213,761,097	10,663,731,765

6.8 Other income

	For the period ended 30 June 2026 VND	For the period ended 30 June 2025 VND
Disposals of fixed assets	9,921,095,745	-
Others	-	4,507,250
Total	9,921,095,745	4,507,250

NOTES TO THE INTERIM FINANCIAL STATEMENTS (CONTINUED)

For the period ended 30 June 2026

6.9 Other expenses

	For the period ended 30 June 2026 VND	For the period ended 30 June 2025 VND
Penalty expenses	5,975,209	25,013,668
Total	5,975,209	25,013,668

6.10 Production and business expenses by factors

	For the period ended 30 June 2026 VND	For the period ended 30 June 2025 VND
Raw material expenses	141,261,178	42,142,758,285
Employee expenses	2,673,938,550	13,389,687,920
Amortization and Depreciation expenses	287,095,674	1,847,074,194
Outsourcing expenses	20,913,616	6,020,439,801
Other cash expenses	1,074,331,974	2,850,438,463
Total	4,197,540,992	66,250,398,663

6.11 Current corporate income tax expense

	For the period ended 30 June 2026 VND	For the period ended 30 June 2025 VND
Total net profit before tax	18,770,574,068	24,448,981
Increase adjustment:	5,975,209	25,013,668
Non-deductible expenses	5,975,209	25,013,668
Decrease adjustment:	-	11,405,649
Unrealized foreign exchange gain	-	11,405,649
Taxable income	18,776,549,277	38,057,000
Corporate income tax rate	20%	20%
Current corporate income tax expense	3,755,309,855	7,611,400

NOTES TO THE INTERIM FINANCIAL STATEMENTS (CONTINUED)

For the period ended 30 June 2026

6.12 Basic earnings per share

	For the period ended 30 June 2026	For the period ended 30 June 2025
Profit/(loss) after corporate income tax	15,015,264,213	16,837,581
Earnings/(loss) per ordinary share (VND)	15,015,264,213	16,837,581
Weighted average number of ordinary shares outstanding during the period	5,940,528	5,940,528
Basic earnings/(loss) per share (VND/share)	2,528	3

As of the date of preparation of this Interim Financial Statement, the Company has not reliably estimated the amount of profit for the period ended 30 June 2026 that can be allocated to the welfare fund. If excluding the deductions from Welfare Fund for the period ended 30 June 2026, the profit allocated to shareholders owning ordinary shares will decrease and the basic profit per share will also decrease accordingly.

7. OTHER INFORMATION

7.1. Information of related parties

List of major related parties:

Related Parties	Relationship
Building Materials Corporation No.1 - Joint Stock Company	Parent Company
FiCO Commerce Product One Member Company Limited	Together with the Parent company
Tan Dinh - FiCO Mechanical Construction Joint Stock Company	Together with the Parent company
Asean Tiles Joint Stock Company	Together with the Parent company
Phuoc Hoa FiCO Joint Stock Company	Together with the Parent company
Packaging and Minerals No.1 Joint Stock Company	Associate
Members of the Board of Managements, Supervisors, Board of General Directors, Other managers and individuals close to the families of these members	Significant influence

NOTES TO THE INTERIM FINANCIAL STATEMENTS (CONTINUED)

For the period ended 30 June 2026

7.1 Information of related parties (Continued)**a. Remuneration for Boards of Management, Supervisors and General Directors****Remuneration of the Board of Management**

Name	Position	For the period ended 30 June 2026	For the period ended 30 June 2025
		VND	VND
Mr. Cao Truong Thu	Chairman	80,000,000	30,000,000
Ms. Vo Thi Thu Thuy	Member	48,000,000	18,000,000
Mr. Tran Hung Luong	Member	48,000,000	18,000,000
Mr. Pham Viet Thang	Member	48,000,000	18,000,000
Mr. Nguyen Thanh Ha	Member	48,000,000	18,000,000
Total		272,000,000	102,000,000

Remuneration of the Board of Supervisors

Name	Position	For the period ended 30 June 2026	For the period ended 30 June 2025
		VND	VND
Mr. Dao Quang Son	Head of the Board	48,000,000	18,000,000
Mr. Le Nguyen Quoc Trung	Member	32,000,000	12,000,000
Mr. Nguyen Thua Vu	Member (Resign from 15 July 2025)	-	12,000,000
Total		80,000,000	42,000,000

Income and other benefit of the Board of General Directors and other managers.

Name	Position	For the period ended 30 June 2026	For the period ended 30 June 2025
		VND	VND
Mr. Tran Hung Luong	General Director	437,318,000	265,708,000
Mr. Le Xuan Thai	Deputy General Director (Resign from 15 July 2025)	-	158,933,000
Mr. Tran Van Dung	Deputy General Director (Resign from 15 July 2025)	-	99,672,000
Mr. Tran Hung Du	Deputy General Director	232,153,000	141,846,000
Ms. Vo Thi Thu Thuy	Deputy General Director cum Chief Accountant	275,595,000	171,873,000
Mr. Nguyen Xuan Khiem	Chief of General Accounting Department.	182,995,000	120,465,000
Mr. Dang Dinh Thong	Person in charge of corporate governance, cum Secretary of the Board of Directors	219,713,000	112,143,000
Total		1,347,774,000	1,070,640,000

NOTES TO THE INTERIM FINANCIAL STATEMENTS (CONTINUED)

For the period ended 30 June 2026

7.1 Information of related parties (Continued)**b. Transactions with related parties**

Related parties	Relationship	Nature of transaction	For the period ended	For the period ended
			30 June 2026 VND	30 June 2025 VND
Purchasing			-	6,272,637,354
Building Materials Corporation No.1 - Joint Stock Company	Parent Company	Purchasing of materials	-	3,757,414,599
Vitaly Joint Stock Company	Together with the Parent company	Buying materials	-	4,545,455
Packaging and Minerals No.1 Joint Stock Company	Together with the Parent company	Buying materials	-	2,510,677,300
Selling			2,454,876,485	49,173,239,055
Building Materials Corporation No.1 - Joint Stock Company	Parent Company	Revenue from sales of goods	2,454,876,485	49,173,239,055
Revenue deductions			6,301,072	376,396,897
Building Materials Corporation No.1 - Joint Stock Company	Parent Company	Trade discount	6,301,072	376,396,897
Other transactions			3,056,097,000	1,222,438,800
Building Materials Corporation No.1 - Joint Stock Company	Parent Company	Distributed dividends	3,056,097,000	1,222,438,800

c. Balances with the related parties

Related parties	Classification	Nature of transaction	30 June 2026	01 January 2026
			VND	VND
Receivables from customers			10,117,222,024	13,749,145,503
Building Materials Corporation No.1 - Joint Stock Company	Short-term	Receivables from the sale of goods	8,935,722,024	12,567,645,503
Asean Tiles Joint Stock Company	Short-term	Receivables from the sale of goods	1,181,500,000	1,181,500,000
Trade payables			-	35,396,205
Building Materials Corporation No.1 - Joint Stock Company	Short-term	Payment for purchasing of goods	-	35,396,205
Other payments			500,000,000	1,685,000,000
Building Materials Corporation No.1 - Joint Stock Company	Short-term	Payment for deposits received	500,000,000	1,685,000,000

NOTES TO THE INTERIM FINANCIAL STATEMENTS (Continued)

For the period ended 30 June 2026

7.2. Comparative figures

Comparative figures on the Interim Statement of Financial Position and related notes are taken from the Financial Statements for the fiscal year ended 31 December 2025 which have been audited by CPA VIETNAM Auditing Company Limited – A Member Firm of INPACT.

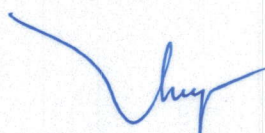
Comparative figures on the Interim Income Statement, Interim Cash Flow Statement and notes are taken from the interim Financial Statements for the period ended 30 June 2025 which have been reviewed by CPA VIETNAM Auditing Company Limited - A Member Firm of INPACT.

The Company has applied the guidance under Circular No. 99/2025/TT-BTC from 1 January 2026. To ensure the comparability of information presented in the financial statements, the Company has restated or reclassified certain items in the financial statements for the fiscal year ended 31 December 2025 as follows:

	As at 01 January 2026 (Re-stated) VND	As at 31 December 2025 (Stated) VND	Difference VND
Cash equivalents	15,051,246,576	15,000,000,000	51,246,576
Short-term investments held to maturity	80,631,846,575	80,000,000,000	631,846,575
Other short-term receivables	84,732,503	767,825,654	(683,093,151)
Dividends and profit payable	8,737,435	-	8,737,435
Other short-term payables	9,534,986,176	9,543,723,611	(8,737,435)

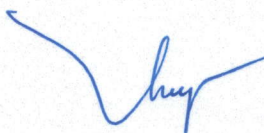
Dong Nai, 10 August 2026

Preparer



Vo Thi Thu Thuy

Chief Accountant



Vo Thi Thu Thuy

General Director




Tran Hung Luong